



## MEMORANDUM

TO: Todd Dumais, Town Planner

FROM: Julie A. Viera, P.E., Civil Engineer II *JAV*

RE: Orchard Heights, 380 Tunxis Road

DATE: July 3, 2019

The Engineering Division reviewed the revised Orchard Heights, 380 Tunxis Road plan set received February 14, 2019 (Dated January 1, 2019, 4-26-19, 5-31-19, and 6-27-19) and Stormwater Management Report (Dated January 2018, April 2019, May 31, 2019 and July 1, 2019) and offer the following comments:

### ORCHARD HEIGHTS PLAN SET

1. On the detail for the perforated pipe trench, show the 3/4" crushed stone at least one foot above the crown of the pipe.
2. On the detention system, the 24" should be level entering and then connected to the isolator row chamber. The 24" cannot be connected when a portion of it is in the stone and the rest is in the chamber (based on inverts given) and also, the isolator row cannot be cleaned because the invert elevation is at the bottom of the stone.
3. The isolator row should take all of the water quality volume, which is the first flush or the first 1-inch of runoff. In the design provided all the flow goes into the isolator row. Only the first flush should go in the isolator row. There should be a bypass from the catch basin into an adjacent chamber. Based on our conversation with Rob Lemire, Engineered Products Manager, A.D.S., the intent of the isolator row is handle the first flush, not to pass all the storm thru the isolator row. The difference in elevation between the 24" and the bypass is determined by using the water quality flow.
4. Saw the note on the sump pumps, but ideally, the sump pumps should be connected to the storm drainage system on private properties to avoid the nuisance discharge that is covered under the building code.

C: Duane J. Martin, P.E., Town Engineer

## Catherine Dorau

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**Subject:** FW: [EXTERNAL SENDER] 380 Tunxis Rd  
**Attachments:** HOA of Orchard Heights Subdivision.docx; Cistern Tank 380 Tunxis.pdf; Hydrant connection specs.pdf

-----Original Message-----

From: Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>  
Sent: Wednesday, July 3, 2019 2:44 PM  
To: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>  
Cc: Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
Subject: RE: [EXTERNAL SENDER] 380 Tunxis Rd

Todd,  
Mr. Webster satisfactorily addressed our issues by virtue of the revised site plan and the attached documents. We have requested that Mr. Webster strike the need to submit the tanks monitoring data to the fire marshal's office in favor of keeping a log that would be available upon request.

Michael Sinsigalli  
Assistant Fire Chief/Fire Marshal  
Community Risk Reduction Division  
West Hartford Fire Department  
860-561-8308

HOA of Orchard Heights Subdivision  
(Also known as 380 Tunxis Rd)

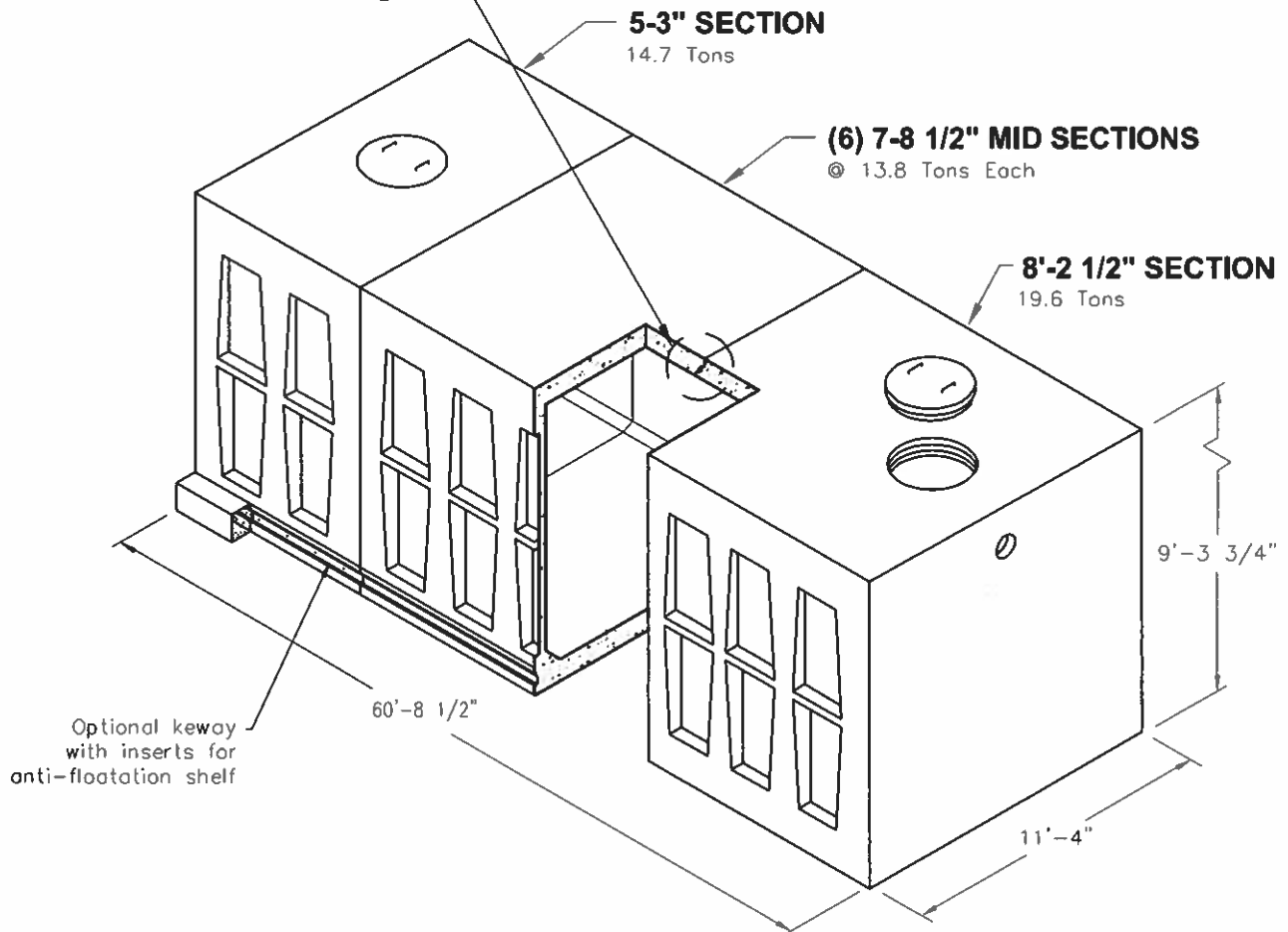
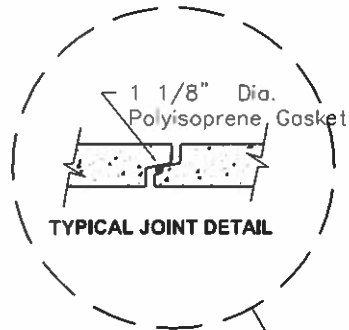


The Home Owners Association that will be established upon the approval of the subdivision of Orchard Heights, at 380 Tunxis Rd in West Hartford, will be responsible for yearly inspections on the 31,000 gallon cistern tank, as per requested maintenance. Yearly reports will submitted to the Fire Marshalls office. A quarterly inspection of the fluid level, through the dedicated inspection pipe (as noted on plan), will be performed by the head of the HOA, and reported to the Fire Marshalls office.

RECEIVED

JUL - 3 2019

PLANNING & ZONING DIVISION  
Town of West Hartford, CT



**LWT8X10-31**

FILE NAME: 322UTT-LT8X10.31\_ISO.DWG

ISSUE DATE: January, 2008

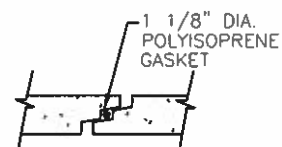
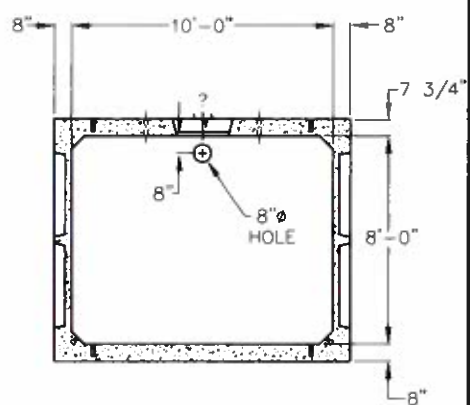
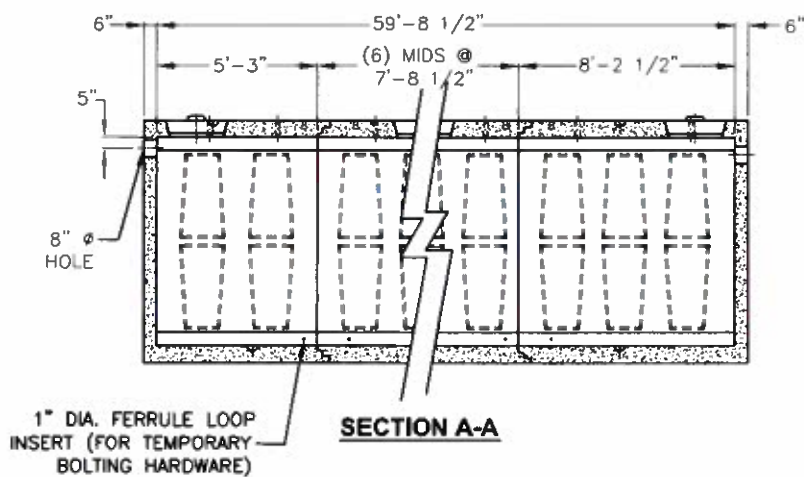
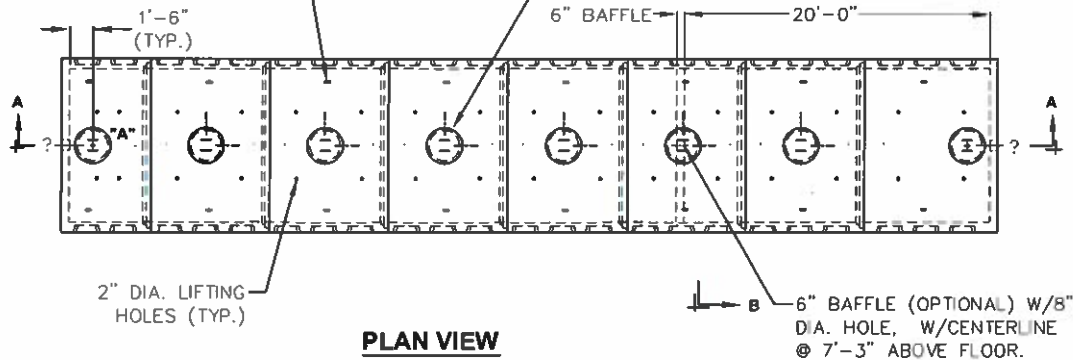
[www.oldcastleprecast.com](http://www.oldcastleprecast.com)

**8'-0" x 10'-0" Water Tight  
31,000 Gallon Holding Tank**

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(2) 4 TON BURKE TECH  
ANCHORS IN ROOF AND  
FLOOR OF EACH SECTION

24" DIA. REMOVABLE  
COVERS (AS REQ'D)



#### GENERAL NOTES:

- Concrete: 28 Day Compressive Strength  $f'_c = 5,000$  psi
- Steel Reinforcement: ASTM A-615, Grade 60
- Cover to Steel-1" Minimum
- Design Loading-HS-20
- Earth Cover-1 to 8 Feet Max.
- Construction Joint Sealed with 1 1/8" Dia. Polyisoprene Gasket
- Approx. Wt.:
  - 5'-3" Lg. Inlet = 14.7 Tons
  - 7'-8 1/2" Lg. Mid = 13.8 Tons
  - 8'-2 1/2" Lg. Outlet = 19.6 Tons
  - Baffle = 2.5 Tons



**LWT810-31**

FILE NAME: 322UTT-LT810.31-DET.DWG

ISSUE DATE: January, 2008

[www.oldcastleprecast.com](http://www.oldcastleprecast.com)

**8'-0" X 10'-0" X 59'-8 1/2"**  
**31,000 Gallon Holding Tank**

Copyright © 2008 Oldcastle Precast

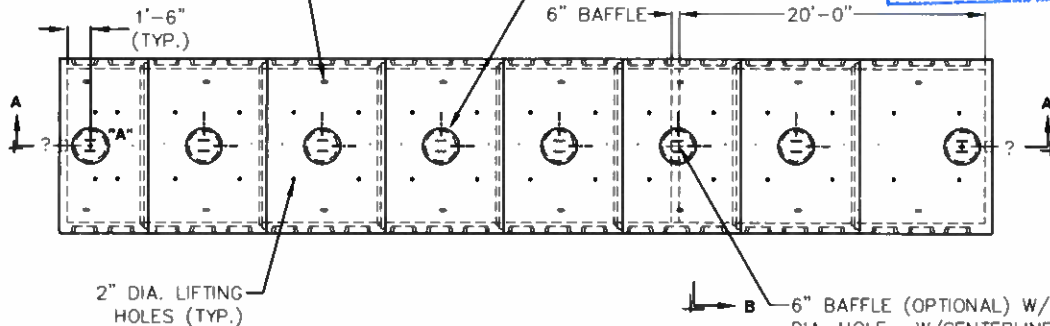
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JUL - 3 2019

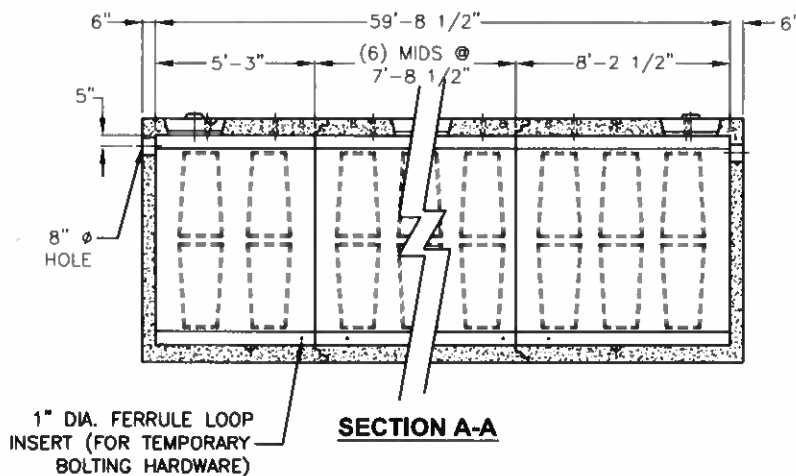
PLANNING & ZONING DIVISION  
Town of West Hartford, CT

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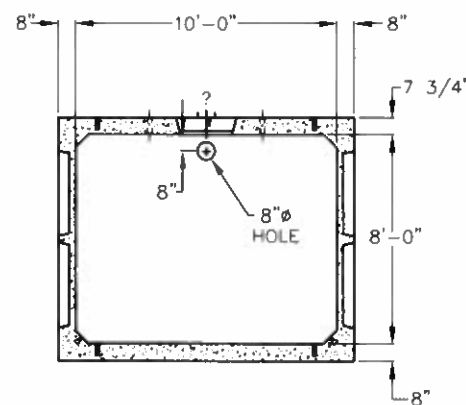
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COVERS (AS REQ'D)



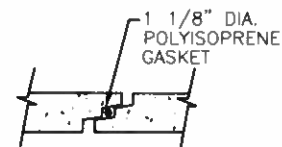
**PLAN VIEW**



**SECTION A-A**



**SECTION B-B**



**TYPICAL JOINT DETAIL**

**GENERAL NOTES:**

- Concrete: 28 Day Compressive Strength  $f'_c = 5,000$  psi
- Steel Reinforcement: ASTM A-615, Grade 60
- Cover to Steel-1" Minimum
- Design Loading-HS-20
- Earth Cover-1 to 8 Feet Max.
- Construction Joint Sealed with 1 1/8" Dia. Polyisoprene Gasket
- Approx. Wt.:  
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**LWT810-31**

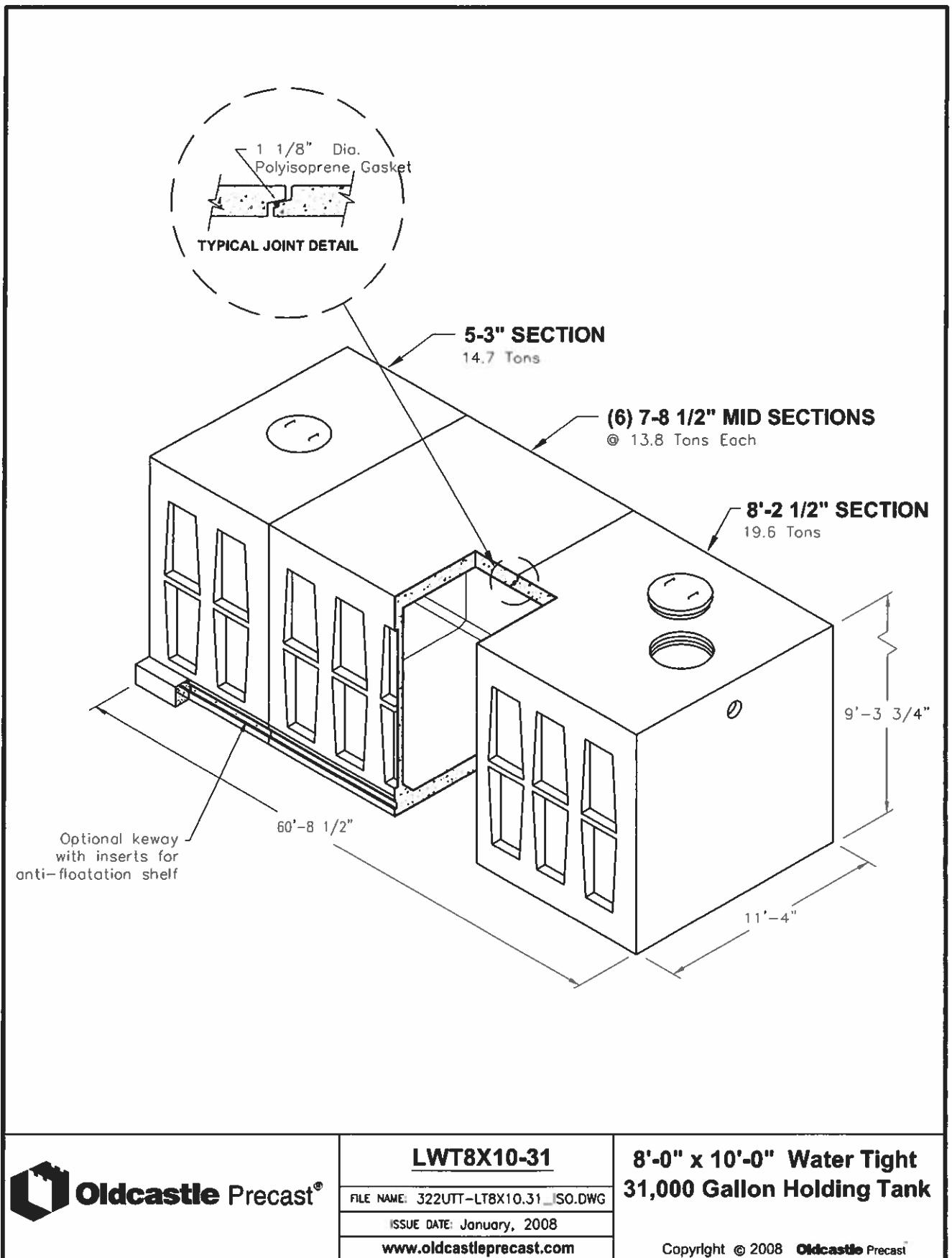
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**8'-0" X 10'-0" X 59'-8 1/2"**  
**31,000 Gallon Holding Tank**

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# Male Dry Hydrant



Side 1	Side 2	Straight PVC	90 Degree PVC	Adapter (No PVC)
4 1/2"	6" PVC	DHM45600	DHM45690	
5"	6" PVC	DHM5600	DHM5690	
6"	6" PVC	DHM6600	DHM6690	
4 1/2"	6" NPSH			DHM456P
5"	6" NPSH			DHM56P
6"	6" NPSH			DHM66P

## Includes

- Cap
- Screen
- Chain
- Male Dry Hydrant Adapter



## Features

- Color - Red
- 6" Schedule 40 PVC pipe
- Light-weight 6061-T6 Aluminum Alloy
- Meet or Exceed NFPA

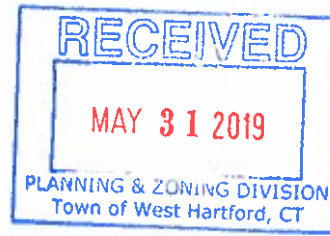
## Available

- 4 1/2", 5", 6"
- NH/INST

**Dry hydrant sizes are determined by your local fire department.  
Please contact your local fire department before purchasing.**

**Straight PVC models DO NOT incorporate slip-socket adapter. 90° PVC models incorporate slip-socket adapter for glue-on connection to a 6" schedule 40 PVC pipe. Adapter (No PVC) models will screw onto any male 6" NPT pipe fitting.**





May 31, 2019

Catherine Dorau  
Associate Planner  
Town of West Hartford  
Department of Community Development-Planning and Zoning Division  
50 South Main Street  
West Hartford, CT 06107

**Re: Sewage Disposal Adequacy – SUB #298 (Orchard Heights Developers, LLC)  
380 Tunxis Road, West Hartford, CT**

Dear Ms. Dorau,

The sanitary sewer line that services the above-referenced properties appears adequate under normal conditions to accept the peak flow expected to result from the proposed use of this property described in the plan dated 4-26-19.

The proposed subdivision will be served by onsite wells. Individual well drilling permits will have to be approved by this office for each proposed property.

Contingent upon an acceptable sewer discharge plan by the MDC and an acceptable storm water discharge plan by the Town Engineer, please consider this letter as our statement of adequacy under Section 177-44. C. (1)(e) of the Code of the Town of West Hartford.

Sincerely,

Aimee Krauss, R.S., M.P.H.  
Assistant Director of Health

C: Todd Dumais, Town Planner

West Hartford-Bloomfield Health District  
580 Cottage Grove Road, Suite 100, Bloomfield, CT 06002  
(860) 561-7900 • Fax: (860) 561-7918

## Catherine Dorau

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**From:** John Phillips  
**Sent:** Thursday, May 30, 2019 11:17 AM  
**To:** Todd Dumais  
**Cc:** Robert Gosselin; Catherine Dorau  
**Subject:** RE: Tunxis Rd. Subdivision - Revised Plans

Any changes from a DPW operations perspective?

I recall –

1. Anticipate Orchard Ridge Rd to be adopted
2. Trash and recycling collection would be required
3. Snow and ice Control would be required
4. Cul-de sac island maintained by residents
5. Street sweeping and Catch Basin maintenance would be done by PW

Who has care and control over the detention basin, the vegetation plans and the below storm water chamber system?

*John*

**From:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>  
**Sent:** Thursday, May 30, 2019 9:44 AM  
**To:** John Phillips <JohnP@WestHartfordCT.gov>  
**Cc:** Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
**Subject:** Tunxis Rd. Subdivision - Revised Plans

John,

We sent you revised plans for the proposed Tunxis Road subdivision on the 16<sup>th</sup> (attached again for your review). Please let me know if have any comments on this proposed subdivision and new public cul-de-sac.

If you have any questions, do not hesitate to call.

Best,

Todd Dumais  
Town Planner  
Town of West Hartford  
Department of Community Development : Planning & Zoning Division  
50 South Main Street | West Hartford CT 06107 | t 860.561.7556 | f 860.561.7504